



NCD – Neighborhood Corridor District

Section 7-8-24 – Unified Development Ordinance City of Asheville Zoning Districts

(a) *Purpose.* The Neighborhood Corridor District (NCD) is established to foster medium density, mixed-use development that is economically viable, pedestrian oriented and contributing to the place making character of the built environment. The Neighborhood Corridor District is designed to provide new development and redevelopment opportunities in the form of neighborhood scaled mixed-use structures that relate to the street, enhance the streetscape, offer services for the surrounding neighborhoods, and provide pedestrian facilities along connector corridors throughout the city and its extraterritorial jurisdiction. Enhancing and maintaining the transportation function and capacity of the corridor is also a goal of this district and will be accomplished by encouraging the following: shared parking among parcels and uses, internal connections between parcels, and reducing the number of allowable curb cuts.

(b) *Permitted uses.*

Residential

- Dwellings, multi-family
- Dwellings, single family attached

Recreational

- Arboretums
- Passive parks
- Recreational uses, commercial indoor
- Recreational uses, governmental

Institutional

- Civic, social service, and fraternal facilities
- Schools

Public/semi-public

- Amphitheaters and auditoriums
- Community centers

Neighborhood Corridor District

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Fire and police stations (excluding protective services)
Government buildings
Libraries
Museums
Parks and greenways
Performance centers
Post offices (no distribution centers)
Public utilities and related facilities

Office/business

Bakeries
Barber shops and salons
Bed and breakfast inns
Bicycle shops
Boardinghouses
Bookstores
Candy, pastry, ice cream and snack shops
Clinics, medical, dental, psychiatric, optical
Clinics, veterinary
Convenience stores
Copying centers
Delicatessens
Financial institutions
Florists
Fruit and vegetable markets
Gift shops
Grocery stores
Hardware/garden supply stores
Health and fitness facilities
Home occupations
Inn
Instructional services
Laundry and dry cleaning establishments
Live-work units
Offices
Pharmacies
Printing and publishing
Pubs
Radio and television studios
Research and technology production
Residential related commercial service
Restaurants
Retail sales
Studios, galleries, and workshops for artists, craftspeople,
designers, photographers

Neighborhood Corridor District

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Tailors/dressmaker shops
Video rental stores

(c) *Prohibited uses.* Any use not specifically listed as a permitted use, use by right subject to special requirements, or a conditional use in the Neighborhood Corridor District is prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

(d) *Uses by right, subject to special requirements.*

Adult day care centers
Assisted living facilities
Automobile related businesses: service stations and retail gasoline sales
Child day care centers
Places of worship
Recycling collection centers
Rental business
Theaters
Wireless telecommunication towers using concealed, wireless or microcell technology
Vocational and training schools

(e) *Conditional uses.*

Level III projects incorporating uses permitted in Neighborhood Corridor District.
Drive Through Facilities

(f) *Development standards.*

(1) *Density standards.* Maximum residential density shall be 24 units per acre but may be increased up to a maximum of 32 units per acre if incentives are met according to the Community Incentive Table.

Landscape/Hardscape/Openspace:

These elements can strengthen the project usefulness and livability by building residents, office tenants and the overall community and can be either public or private in nature.

Neighborhood Corridor District

Hardscape features and courtyards can count towards open space requirements. Landscaping will be as per article 11 of the UDO. Street trees, awnings, arcades, seating areas and other pedestrian uses may be placed in the setback area or the public right of way with an approved encroachment agreement from the city or North Carolina Department of Transportation as applicable.

- (3) *Building size:* Building size is limited to a maximum footprint of 12,000 square feet, except for grocery stores which are allowed a maximum building footprint of 24,000 square feet. The maximum total building floor area shall be 24,000 square feet but may be increased to up to 48,000 square feet per the Community Incentive Table.
- (4) *Lot size:* There are no lot size or lot width requirements.
- (5) *Setback standards:* As noted below, and landscape and buffer standards shall also apply.

Front and street side: Minimum zero feet and maximum of 15 feet from right-of-way line.

Side: None.

Rear: None.

Note: The Planning and Development Director may adjust the setback line to not more than 25 feet from the right of way based upon an assessment of topographic and other site constraints.

- (6) *Height standards:* Minimum two stories and maximum three stories. Buildings can be constructed to four stories in height with a maximum height of 45 feet per the Community Incentive Table. The height of automobile related businesses is governed by the requirements of the uses by right subject to special requirements section.
- (7) *Impervious surface standards.* The maximum impervious surface coverage in the Neighborhood Corridor District shall be 90 percent. Where feasible, the pervious surface areas should be located at the lower sections of the site to intercept storm water runoff and provide opportunities for ground water recharge.

Neighborhood Corridor District

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- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter with the exceptions noted below. In the Neighborhood Corridor District, street trees may be provided in the front building setback or the street right-of-way (with an approved encroachment agreement) as a part of a streetscape plan that may be proposed or in place for the corridor. Landscape bufferyards shall be a minimum of a 'B' buffer. Automobile related businesses shall provide a minimum of a 'C' buffer. In determining bufferyard requirements for uses in the NCD, the measure of application shall be that the adjacent property is not zoned NCD and the neighboring use is exclusively residential. The intent of the bufferyard requirement as applied to the Neighborhood Corridor District is to provide an effective screen to buffer residential uses. With this in mind and respecting site topography, plantings should be included at the highest points of original slopes or fill slopes along property lines where the buffer is required. As an alternative to these landscaped buffer requirements, a landscaped buffer ten feet wide is allowed with plantings provided consistent with a Type "A" buffer and the provision of a fence eight feet in height that complies with the standards outlined in subsection 7-11-3(d)(17). In addition, the planning and development director has the ability to grant alternate compliance as outlined in subsection 7-11-3(b)(3) in order to provide appropriate buffers when addressing situations such as a property containing an existing building, an adjacent property owned by the same owner, or other unusual scenarios.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter with the following additions:
- a. Parking shall be provided at the side or rear of the structure and not closer to the street than the face or edge of the structure; On corner lots, the side of the building that fronts on the secondary street is also considered a front or face of the building.
 - b. Parking may be provided in the street right of way adjoining the property as on-street parking with the approval of the city traffic engineer or the North Carolina Department of Transportation.
 - c. Uses in the Neighborhood Corridor District are permitted a 50 percent reduction in the minimum number of parking

Neighborhood Corridor District

spaces required by section 7-11-2 of this chapter provided that a walking amenity and bike racks are provided (walking amenities may include but are not limited to public courtyards, drinking water fountains, benches, shade structures, pocket green spaces and public access restrooms).

- d. Shared and remote parking is encouraged and may count for up to 100 percent of the required parking so long as the parking is within 500 feet of the property. Parcels that are sharing parking areas or providing remote parking shall bring the parking lots into compliance with parking and landscaping requirements found in article 11 [of the UDO], at a minimum, the area that is provided as a part of the shared use. Rules requiring that shared and remote parking areas must be found in the same zoning classification are waived in the Neighborhood Corridor District. Residentially zoned areas may not be used to provide shared or remote parking space for this district except that non-residential uses in residential districts may be used. Parcels will require a recorded agreement for the shared or remote parking arrangement.
 - e. Parking structures may be provided as a secondary use in meeting a project's parking requirements.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter. In addition, sidewalk connections may be required to ensure and provide a safe passageway for pedestrians and patrons to maneuver through the parking area to the entrance of the businesses. If internal cross-access is provided between businesses and parcels, then sidewalks shall be also provided along accessways as needed to insure pedestrian connectivity.
- (11) *Open space standards.* Open space shall be provided as required by the requirements found in section 7-11-4 of this chapter with the addition that all uses (projects) exceeding 10,000 square feet of gross floor for commercial projects or eight residential units are required to comply. Sidewalk spaces featuring public-pedestrian amenities, outside dining facilities and vest pocket parks are supported and shall count towards open space requirements.

Neighborhood Corridor District

(12) *Design and operational standards.*

- a. *Orientation.* The front of the building shall be orientated towards the primary access corridor. Building sides should appear similar to their fronts. On corner lots the building or portions of the building must be located at the street corner respecting setback standards unless prohibitive terrain issues are present.
- b. *Entrances.* All buildings shall include a well-defined operable entrance at regular intervals not exceeding 45 feet on each primary facade to encourage access by pedestrians. Secondary entrances may face second tier streets, driveways or parking areas. Buildings on corner lots may place the entrance at the corner, eliminating the need for dual entrances.
- c. *Windows.* Windows shall be evenly distributed at pedestrian level across the length of the facade on the first floor of the building. Windows will create a more effective pedestrian environment if they are un-tinted and non-reflective. Windows shall make up at least 45 percent of the first floor facade facing the primary streetfront. If located on a corner property, windows shall make up at least 40 percent of the first floor facade facing a side street.
- d. *Facades.* When new building facades will be wider than 45 feet, the facade surface shall be subdivided into portions not exceeding this distance by varying setbacks, roof forms, or adding design details such as pilasters or other architectural treatments.
- e. *Variances.* Requests for variances of the design and operational standards set forth in this subsection 12 may be granted by the Asheville Planning and Zoning Commission, which is hereby designated to perform the duties of a board of adjustment for this purpose. Requests for variances shall be submitted to the Planning and Zoning Department and considered by the Planning and Zoning Commission at their next available regularly scheduled meeting.

(13) *Access and connectivity standards.* As determined by the director of planning and development, sites that are of sufficient

Neighborhood Corridor District

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size, location and are topographically workable, require a network of internal streets and driveways. Shared access and cross-access with adjoining properties instead of access from the corridor is required where practical to improve and sustain the capacity of the corridor, reduce the number of curb cuts, ensure driver and pedestrian safety, improve the unity of the streetscape, and encourage trip chaining and pedestrian mobility. Stub out connections to neighboring parcels may be constructed if cross access is not available at time of permit approval.

(14) *Community Incentive Table*

Incentives	Mixed Use	Residential	Existing Historic Structures
Density greater than 24 units per acre	Minimum 20 percent of building square feet is retail or office uses	In combination with: 25 percent of units provided are affordable units OR a minimum of 25 percent up to a maximum of 50 percent of the units are less than or equal to 700 square feet each and ten percent of the residential units are affordable.	Compatible adaptive reuse and/or additions to historic structures
Building square footage greater than 24,000 square feet	Minimum of 50 percent of street level gross square footage is used for retail and building setbacks adjacent to residentially zoned properties are a minimum of 40 feet	In combination with: a minimum of 25 percent of the building square feet is residential uses and a minimum of 25 percent of the units are less than or equal to 700 square feet each	Compatible adaptive reuse and/or additions to historic structures
Height greater than 3 stories to a maximum of four stories (45')	Minimum of 50 percent of street level gross square footage is used for retail and building setbacks adjacent to residentially zoned properties is expanded to a minimum of 40 feet	In combination with; a minimum of 25 percent of the building square feet are residential units and building setbacks adjacent to residentially zoned properties is expanded to a minimum of 40 feet	Compatible adaptive reuse and/or additions to historic structures

Neighborhood Corridor District

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- (15) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2973, § 1a, 11-12-02; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3207, § 1, 1-25-05; Ord. No. 3272, § 1(b), 7-26-05; Ord. No. 3262, § 1(c), 7-12-05; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08)

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